



## 24 Derwent Street

Lincoln, LN1 1SL



Book a Viewing!

**£190,000**

A well-presented three bedroom bay fronted mid terraced home, ideally positioned just off Carholme Road and within easy walking distance of Lincoln Brayford Waterfront and Lincoln City Centre. Sold with no onward chain, the property has been nicely modernised by the current owner and offers spacious, well-balanced accommodation throughout. Currently utilised as a HMO, the property is being sold as a standard owner-occupier home, presenting an excellent opportunity for first time buyers, professionals or those seeking a centrally located home ready to move straight into. The accommodation comprises of a bay fronted lounge, separate dining room and modern fitted kitchen with access to a rear porch and ground floor bathroom. To the first floor there are three genuine double bedrooms. Externally, the property benefits from a low maintenance rear yard and on street permit parking to the front.



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### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A

**LOCAL AUTHORITY** - Lincoln City Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

### ACCOMMODATION

#### ENTRANCE HALL

Accessed via a UPVC double glazed door with access to both reception rooms and stairs rising to the first floor.

#### LOUNGE

11' 9" x 11' 6" (3.58m x 3.51m) With UPVC double glazed bay window and radiator. The space is currently utilised as a fourth bedroom.

#### DINING ROOM

11' 9" x 11' 6" (3.58m x 3.51m) With UPVC double glazed window to the rear aspect, under stairs storage cupboard and direct access through to the kitchen. This space is currently utilised as a communal lounge.

#### KITCHEN

10' 6" x 6' 0" (3.2m x 1.83m) Fitted with a modern range of wall and base units with work surfaces over, gas hob with extractor above, electric oven, 1½ bowl sink unit with mixer taps, spaces for washing machine and fridge freezer, UPVC double glazed window to the side aspect and direct access to the rear porch.

#### REAR LOBBY

With UPVC door providing access to the rear yard and additional storage cupboard.

#### BATHROOM

Fitted with a three piece suite comprising bath with electric shower over, close coupled WC and wash hand basin with vanity storage, tiled splashbacks, extractor and frosted UPVC double glazed window to the side aspect.

#### FIRST FLOOR LANDING

Providing access to all three bedrooms.

#### BEDROOM 1

11' 9" x 8' 1" (3.58m x 2.46m) With UPVC double glazed window and radiator.

#### BEDROOM 2

14' 9" max" x 6' 9" (4.5m x 2.06m) With UPVC double glazed window, radiator and built-in storage cupboard.

#### BEDROOM 3

12' x 7' 3" (3.66m x 2.21m) With UPVC double glazed window to the rear aspect and radiator.

#### OUTSIDE

To the rear there is a low maintenance enclosed yard, mainly laid to patio with raised beds and secure fencing. A shared passageway provides access to the front of the property. To the front, the property is positioned behind a low brick wall with shared passage access and benefits from on street resident permit parking.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

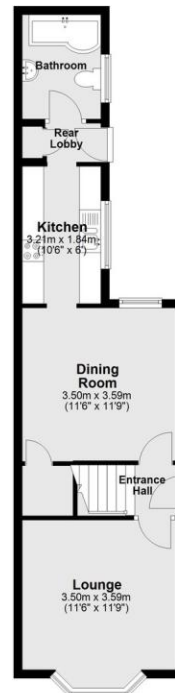
#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for these lives and the vendors (Lessors) for whom they act as Agents give notice that:

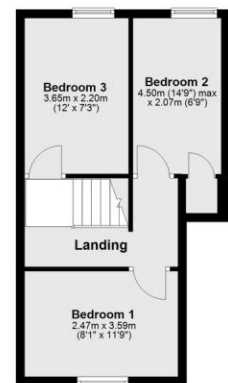
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated as not verified.

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#### Ground Floor



#### First Floor



Total area: approx. 76.8 sq. metres (826.4 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

